



## Policies, Sites and Places Plan – Call for Sites Response Form

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This form should only be used by landowners and developers that are promoting a site for inclusion in the PSP Plan.

Comments are invited on the issues set out in paragraphs 19.1 – 22.2 of the PSP Plan Regulation 18 Consultation document in respect of the suitability, availability and achievability of potential housing sites. The purpose of these questions is to gauge potential preparedness to engage constructively in a possible planning application process, likelihood of achieving policy compliant schemes and early delivery of dwellings.

Comments related to the general methodology and process should be set out on the response form for the Regulation 18 Consultation document, available online: [www.southglos.gov.uk/PSPconsultation](http://www.southglos.gov.uk/PSPconsultation)

Please note that freedom of Information regulations mean that the Council cannot treat any information supplied confidentially.

For enquiries or assistance please contact the Strategic Planning Policy and Specialist Advice Team 01454 863469 or [planningLDF@southglos.gov.uk](mailto:planningLDF@southglos.gov.uk)

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### 1. YOUR DETAILS

Ref Number (for office use only)

Name

Mr Marcus Plaw

Company/Organisation  
(If relevant)

Lambert Smith Hampton

Address

1<sup>st</sup> Floor, Tower Wharf, Cheese Lane, Bristol

Postcode

BS2 0JJ

Telephone

Email address

I am  
(please tick all those that apply)

Owner of part of the site

Land agent

Planning consultant

Developer

Affordable Housing Provider

Amenity/Community Group

Local resident

Other

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## 2. SITE DETAILS

Site address

Land at Vattingstone Lane, Alveston

(See Enclosed Plan 'Site Location Plan - Vattingstone Lane, Alveston' with site edged red (Drawing 15 07 07))

Site Postcode

BS35 3PL

Grid ref. (if known)

e.g. 367712,177756

Site area (hectares)

7.21 ha (including structure planting, public open space and SuDS)

Current use(s)

Greenfield - open agricultural land.

Relevant Planning History (if known - please include any relevant planning application reference number(s) and confirm if the site has previously been submitted in response to a call for sites for the PSP or other Local Plan process).

Planning applications: none

Site of 7.21 hectares submitted in previous SGC Call for Sites submission, March 2015

A wider 12 hectare site (including this aforementioned 7.21 ha site) was promoted and considered by an Inspector into the South Gloucestershire Local Plan Inquiry 2003-2004 and reported in November 2004.

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## 3. PROPOSED FUTURE USES AND CAPACITY

Please indicate if the proposal is for 100% residential or a mixed use scheme (and if so the intended proportions and respective capacity of each use.)

The site is suitable for residential development across the 7.21 ha. Further neighbouring land owned by JFB Gunnery is also available. Opportunity exists for perhaps local services to be provided (say, a convenience shop and other small scale commercial floor space).

Features within the site and on its edge can be incorporated and enhanced through sensitive urban design.

Please state how your proposal is proportional to the existing size and character of the settlement. E.g. % increase of existing settlement (Demographic data on existing settlement size is set out in the Rural Villages and Settlements Topic Paper (2015))

Based upon demographic data in the Rural Villages and Settlements Topic Paper (2179 persons); and assuming a further 144 dwellings at an average household size of 2.3 persons (taken from SGC's Key Population & Household Statistics for Town and Parish Areas in South Gloucestershire) this equates to a population increase of 331 or 15%.

The development of the 7.21 ha site would equate to an increase in the built up area of Alveston of around 12% (based upon the settlement boundary of the Local Plan, adopted 2006).

The character of Alveston is that of tight and fairly dense residential areas. The Site on the north western edge of the settlement. Development can respond to the adjoining built form but also be planned to respect and relate to the rural edge of Alveston.

Please state how your proposal will

Whilst no community aspirations are listed, development will support the early delivery of homes in an accessible location to meet identified and

<p>address/contribute to the community aspirations established during previous consultation rounds of the PSP Plan and listed at Appendix 2 of the November 2015 PSP Plan consultation document</p>	<p>pent up demand a result in part of restricted supply.</p> <p>Development will support existing local services without placing excessive pressures on these facilities which are important local planning issues.</p>
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#### 4. SITE OWNERSHIP AND STATUS

- (~~for my client/organisation~~)
- Is sole owner of the site
- Owns part of the site
- Do not own the site

If you are not the owner, or only own part of the site, do you know who owns the site or the remainder of it (please provide details, including a plan showing site ownerships)

Does the owner (or other owner(s)) support your proposals for the site? **YES**

Is the land for sale? If so how long has it been on the market?

Not for sale presently.

Are there any covenants or other legal issues that may restrict development potential? If so please explain. (including wayleaves and easements)

None.

Has the land been subject to developer interest e.g. initial interest, a feasibility appraisal, option agreement or contract to purchase? If so please provide details including the nature of the option agreement(s) and purchase contract(s), i.e. fixed / minimum value or subject to planning.

No. Focus for the landowner has been the site's promotion through the development plan on the basis that it is available, suitable and achievable.

Have any utility searches been undertaken?

[ Yes only preliminary ]

If so is the site readily serviceable? Please provide details of which utilities are available to the site.

Given that the site is on the urban edge of a village, the site is close to both existing gas mains and electricity sub stations.

Have or are consultants engaged to undertake any studies or design work?

[ **YES** ]

If so who and when? Please provide details. Please indicate if those studies may be made available to the Council?

Please see information submitted to support the Call for Sites 2015. These remain relevant and helpfully attached to this submission.  
 Location Plan (Ref: 15 07 07 Rev 0)  
 Transport Appraisal  
 Landscape and Visual Evaluation (Ref: 15 07 06 Rev B)  
 Illustrative Development Strategy Framework (Ref: 15 07 05 Rev A)

Please indicate an approximate timescale for delivery (no. of dwellings per year):

Based upon either release/relaxation of Green Belt in suitable, sustainable locations, the following illustrates a potential but reasonable site development programme for 144 homes. It adopts an approach that, from now:

- Assumes a delivery rate of 40 dwellings per annum (a rate that is below the 50 unit build rate quoted by BNP Paribas given the site's rural settlement location (albeit only a short distance from Thornbury))
- Factors in PSP adoption timescale
- 8 months to prepare a full planning application (including surveys, assessments, consultations)
- 6 months from submission to determination to include negotiations/legal agreements/committee(s)
- Up to 6 months for applications for discharge of conditions and possible non material amendment applications
- 7 months for site preparation
- Home construction (single developer) over 4 5 years

2016/2017	2017/2018	2018/2019	2019/2020	2020/2021
			10	40

2021/2022	2022/2023	2023+
40	40	14

## 5. SITE CONSTRAINTS

Has the highway authority been consulted?

**No – please see text below ]**

If so please provide details, of when and any conclusions.

A transport appraisal has been submitted to SGC previously (Call for Sites 2015) which responded to specific of issues of sustainability and site accessibility.

The Rural Settlements and Villages 2015 Topic Paper gives Alveston a full 6 out of 6 score for Public Transport & Access.

Has any proposed scheme been financially appraised?

[ No ]

If so did the appraisal conclude that a development would be viable and provide a reasonable return to the landowner?

[ N/A ]

Can any assumptions and or the appraisal work be provided to the Council?

[ Not at this time ]

Have any soil investigations been undertaken?

[ No agricultural land ]

If so was any significant contamination found or need for further investigations advised? Please provide details.

None anticipated.

Is the site subject of a Local Green Space nomination or any other such designation? If so please provide details below.

Site is not subject to a Local Green Space nomination. However, other nominated sites in Alveston reduce further any development opportunities within the settlement boundary of Alveston.

*With regard general site constraints the Council retains significant information and expertise with regard these issues. The Council **does not** advise that such studies should be commissioned at this time if not already done so. Depending on the Council's initial considerations interested parties will be advised where necessary if and when additional study work should be undertaken to support a proposed allocation.*

Would the site impact on any landscape, ecological, archaeological or built heritage interests? Please provide use the box below to provide information of any such interests where known and the details of studies undertaken.

Development of the site would need to respond to:

Archaeology: A Barrow is located within the site. Its protection and setting can be respected through sensitive site masterplanning. Please refer to information submitted previously and presented in Illustrative Development Strategy Framework (Ref: 15 07 05 Rev A). Archaeological investigations can be undertaken at an appropriate time

Landscape: please refer to the Landscape and Visual Evaluation (Ref: 15 07 06 Rev A) attached. A full planning application can be supported by a landscape/visual appraisal

Is the site known to suffer from any flooding issues (river or drainage related)? Please provide details, and of any studies undertaken, in the box below.

Site is within Flood Zone 1 and so Low Risk.

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## 6. ADDITIONAL COMMENTS

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The Illustrative Development Strategy Framework Plan (Drawing 15 07 05 A) presents a layout which responds sensitively to the edge of Alveston. New open space is incorporated to protect the Barrow and incorporate it carefully and respectfully within the development.

Structure planting on the periphery of the site and within the open space areas will assist help create an attractive spaces that are useable and complementary to the high quality of design that can be brought to the development.

Whilst the site area is 7.21 ha, as illustrated the residential area equates to less than 4.9ha.

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

